178.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,200 / 604,200
					USE VALUE:	604,200 / 604,200
					ASSESSED:	604,200 / 604,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASSLER JAMES F/ETAL
Owner 2:	HASSLER MICHELE A
Owner 3:	
Street 1:	14 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,072 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Aluminum Exterior and 1140 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4072.000	224,700		379,500	604,200
Total Card	0.093	224,700		379,500	604,200
Total Parcel	0.093	224,700		379,500	604,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.00 | /Parcel: 530.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,700	0	4,072.	379,500	604,200	604,200	Year End Roll	12/18/2019
2019	101	FV	199,900	0	4,072.	379,500	579,400	579,400	Year End Roll	1/3/2019
2018	101	FV	199,900	0	4,072.	319,900	519,800	519,800	Year End Roll	12/20/2017
2017	101	FV	199,900	0	4,072.	292,800	492,700	492,700	Year End Roll	1/3/2017
2016	101	FV	199,900	0	4,072.	249,400	449,300	449,300	Year End	1/4/2016
2015	101	FV	188,900	0	4,072.	216,900	405,800	405,800	Year End Roll	12/11/2014
2014	101	FV	188,900	0	4,072.	200,600	389,500	389,500	Year End Roll	12/16/2013
2013	101	FV	188,900	0	4,072.	190,800	379,700	379,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUREK ERNEST J	25310-3		4/28/1995		151,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2012	1300	Redo Bat	11,500	C				
12/3/2010	2363	Manual	4,500					2 SETS MASONRY STA
11/17/2010	2274	Siding	16,300					
4/25/2002	287	Porch	750	C				REPLACE FRONT STAI
3/13/1998	129	Alterati	4,500					ADD ROOMS TO 2ND F
7/9/1997	417		1,500					10X10 WDK ADD DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2013	Info Fm Prmt	EMK	Ellen K
11/6/2008	Measured	163	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4072		Sq. Ft.	Site		0	70.	1.33	7									379,511						379,500	

Total AC/HA: 0.09348 | Total SF/SM: 4072 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,511 | Spl Credit | Total: 379,500

PRINT

Date	Time
12/11/20	03:51:39

LAST REV

Date	Time
02/17/18	10:27:16

apro

User Acct / GIS Ref / GIS Ref / Insp Date

120452

11/06/08

!13973!

PAT ACCT. 13973

USER DEFINED

Prior Id # 1:	120452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325692
Depreciation:	100965
Depreciated Total:	224728

COMMENTS

BACK EST. - FENCE - NO ACCESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

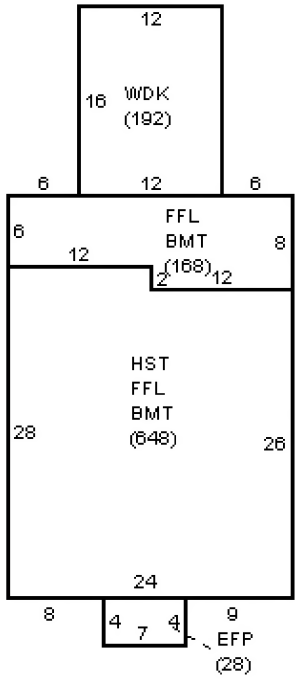
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	103.26
Final Total:	224700	Val/Su SzAd	197.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	52.640	42,958
FFL	First Floor	816	175.480	143,194
HST	Half Story	324	175.480	56,856
WDK	Deck	192	11.210	2,152
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	2,176	Total:	247,193
Size Ad	1140	Gross Are	2500	FinArea	1140
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	